



Bedrooms:	3	Apx Living SqFt:	1,795
Total Baths:	2	Side Width:	12+
Pool:	No	Apx Lot Dim:	100 X 163 X 54 X 165
Year Built:	2005	Cross Street:	Casa Grande
Apx Garage Depth:	28-32	County:	Mohave
Garage:	2	Area:	38-Golden Shores
Garage Spaces (10' x 20'):	2	Subdivision/Community:	Golden Shores
Garage 1:	26 X 7 X 28	Front Exposure:	Southeast
Apx Garage SqFt:	576	Builder Name:	Fleetwood
Side Parking:	Yes	New Construction:	No
		Zoning:	M-R-1 Single Family Residential
		List Price/SqFt:	\$127.02

Full Baths: 2	Split Bedroom: Yes	Lot SqFt: 12,197	Acres: 0.28
3/4 Baths: 0			
Half-Baths: 0			

Interior Features:	Breakfast Bar; Casual Dining; Ceiling Fan(s); Counters-Laminate; Counters-Solid Surface; Jetted Tub; Vaulted Ceiling; Walk-In Closet(s); Window Coverings		
Exterior Features:	Deck; Patio Covered		
Appliances/Equipment:	Dishwasher; Electric Oven; Electric Range; Refrigerator; Water Heater-Elec		
Lot Description:	Access-Rec Easement; Level to Street; Rd Maintained-Public; View-Mountains		
Master BR/BA:	1 Master Suite; Dual Sinks; Separate Tub/Shower	Roof:	Shingle
Style:	Ranch	Interior Flooring:	Carpet; Vinyl
Heating:	Central; Electric	Water:	City
Cooling:	Central Air; Electric; Ground Mount Unit(s)	Sewer:	Septic Tank
Construction:	Steel Frame; Vertical Siding; Wood Frame	Utilities:	200 Amp Panel
Lockbox Location:	Left Side; Side Door; Other	Laundry:	Electric; House; Utility Room
Green Features:	Programmable Thermostat	Hookup:	
Garage/Parking:	Detached; Door - 7 Ft Height; Motor Home Parking 10Ft +wide; Side Parking 8-10 Ft + Wide	Fencing:	Back Yard; Chain Link; Wood
Manufactured Home Features:	Home Length: 60; Home Width: 30; Foundation: Piers; Serial 1: AZFL521A; Serial 2: AZFL521B; Doublewide	Other Rooms:	Den/Study; Utility Room
Solar:	None	Terms:	Cash; Conventional; FHA; USDA Loan; VA Loan
		Special Information:	Owner/Licensee

Public Remarks: Need a house with lots of room that's close to off roading and launch ramp? Here it is! Nearly 1800 sq ft, 3BR/2BA split floor plan home and 576 sq ft garage on 0.28 acres is waiting for you. This upgraded Fleetwood Entertainer model has 2 X 6 construction and is truly built for entertaining. Covered deck runs full length of the home for great outdoor space for friends and family. The home has a huge living room, a den, built in office area, a nicely laid out kitchen with breakfast bar, master suite with jetted tub & shower and 2 good sized bedrooms with walk-in closets. Fridge and microwave stay. Garage has garage door opener, laundry sink, dishwasher and spot for a swamp cooler(removed). New skirting has just been installed. This location is a minute from open desert Federal lands for off road exploring. The Topock launch ramp is a couple miles down the road for fishing and boating fun. Enjoy small town living with shopping 30 minutes away in Bullhead City or 45 minutes away in Lake Havasu City.

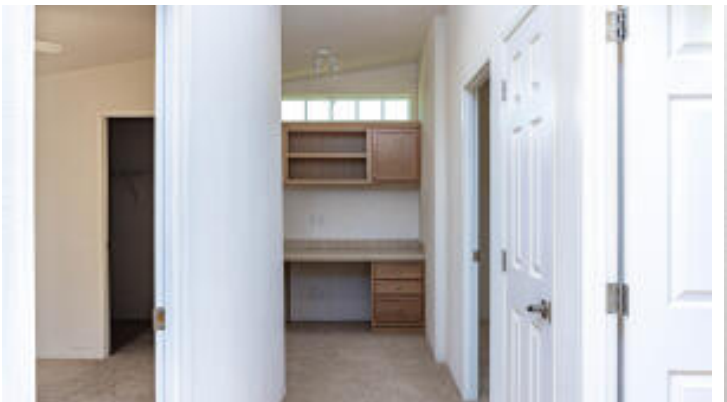
Directions: Oatman HWY to Casa Grande to right on El Mirage. House on right on curve, sign

HOA:	No	Tax Yr: 2024	Flood Plain: No	SqFt Source: Tax Roll
Parcel ID:	210-22-116	Taxes: \$791	Possession: Close Of Escrow	Twp: 16N
Leased Land:	No	Tract: 0	Assessments: No	Sec: 11
Community Name: Golden Shores		Block: D		Rng: 21W
		Lot: 1		

Listing Courtesy of:
Holley Land & Luxury Group
Long River Realty









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